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November 2009

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24 November 2009

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In fACT provides statistical analysis and commentary on a wide range of issues and draws extensively on information provided from other agencies together with ABS data. Key indicators provide a quick reference to social and economic statistics while quantitative analysis on various subjects surrounding the economy, the environment and social statistics are included. It also contains topical articles together with easy to interpret maps of Canberra and the surrounding region.

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FEATURE ARTICLE: DWELLINGS IN THE ACR

INTRODUCTION

This article presents statistics on the number of dwellings in the Australian Capital Region (ACR) from the ABS Census of Population and Housing ([Census](#)) and from the Building Approvals Collection ([Building Approvals](#)). Building Approvals collects data from relevant authorities approval processes for the construction of buildings. The article is structured to provide information on both the stock of dwellings and flow of new dwellings with data sourced from the Census and Building Approvals respectively.

The ACR comprises the ACT and the 17 surrounding Local Government Areas (LGAs) - [Map and Population of the Australian Capital Region](#)

CENSUS DWELLINGS

Stock of private dwellings

According to the 2006 Census, there were approximately 240,750 private dwellings in the ACR with 55% of these in the ACT

(131,380 dwellings) and 45% in the selected NSW LGAs (109,370). The majority of private dwellings in the ACT were occupied on Census Night (94% or 122,900 dwellings). However, there were only 82% or 89,160 dwellings occupied on Census Night in the selected NSW LGAs. The LGAs of Eurobodalla and Bega Valley had a high proportion of unoccupied private dwellings (32% and 19% respectively) which can be attributed to the large number of holiday homes in these areas.

Between 1986 and 2006, the number of private dwellings in Australia increased by 45% (or 2.6 million dwellings). For the ACR the number of private dwellings increased by 51% (or 81,190 dwellings), with the ACT having a greater increase (55% or 46,380 dwellings) than the selected NSW LGAs (47% or 34,810 dwellings).

Count of private dwellings in the ACR - 2006 Census of Population and Housing

	Total private dwellings(a)			Occupied private dwellings(b)		
	Separate house	Other dwelling(c)	Total	Separate house	Other dwelling(c)	Total
ACT SSDs						
North Canberra	10 178	8 936	19 115	9 459	7 985	17 444
Belconnen	27 117	6 280	33 398	25 794	5 672	31 466
Woden Valley	9 559	4 645	14 205	9 000	4 185	13 185
Weston Creek-Stromlo	7 744	1 505	9 249	7 347	1 380	8 727
Tuggeranong(d)	27 997	3 923	31 919	26 898	3 607	30 505
South Canberra	6 307	5 351	11 658	5 811	4 664	10 475
Gungahlin-Hall	8 213	3 622	11 835	7 841	3 259	11 100
Total ACT SSDs	97 115	34 262	131 379	92 150	30 752	122 902
Selected NSW LGAs						
Queanbeyan (C)	10 059	5 058	15 117	9 493	4 505	13 998
Palerang (A)	5 095	345	5 440	4 295	246	4 541
Boorowa (A)	1 273	58	1 333	907	44	951
Goulburn-Mulwaree (A)	10 214	1 692	11 906	8 827	1 371	10 198
Harden (A)	1 712	51	1 763	1 396	41	1 437
Upper Lachlan Shire (A)	3 486	152	3 638	2 652	108	2 760
Yass Valley (A)	5 110	360	5 469	4 530	303	4 836
Young (A)	4 578	612	5 194	4 045	532	4 577
Bega Valley (A)	12 509	3 006	15 515	10 407	2 220	12 630
Eurobodalla (A)	17 367	3 882	21 249	12 139	2 396	14 535
Bombala (A)	1 332	48	1 380	1 006	36	1 042
Cooma-Monaro (A)	4 188	563	4 749	3 530	367	3 897
Snowy River (A)	3 103	1 671	4 774	2 267	1 385	3 652
Cootamundra (A)	3 110	290	3 398	2 720	217	2 937
Gundagai (A)	1 517	104	1 622	1 318	95	1 413

Tumut Shire (A)	4 606	563	5 169	3 954	429	4 383
Tumbarumba (A)	1 548	109	1 657	1 282	93	1 375
Total selected NSW LGAs	90 807	18 564	109 373	74 768	14 388	89 162
Total ACR	187 922	52 826	240 752	166 918	45 140	212 064

(a) Includes unoccupied private dwellings; excludes non-private dwellings such as hotels, motels, boarding houses, private hotel, hospitals, aged care accommodation.

(b) Excludes non-private dwellings, unoccupied private dwellings.

(c) Includes semi-detached row or terrace houses, townhouses, flats, units or apartments and other dwellings.

(d) Includes details for Remainder of ACT which are very small.

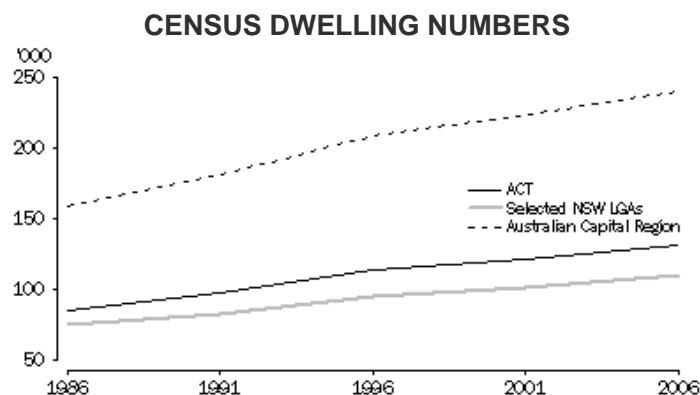
[Source: 2006 Census of Population and Housing.](#)

Note: New South Wales: Cities (C) and Areas (A).

Dwelling growth

Between 1986 and 2006, the number of private dwellings in Australia increased by 45%, while the number of people living in private dwellings increased by only 28%. In the ACR, during the same period, private dwellings increased at a higher rate (51%) while the number of people living in private dwellings increased by 28%. This trend has been more pronounced in the ACT, with a 55% growth in private dwellings compared to a 29% growth in people living in private dwellings. In the selected NSW LGAs, there was a 47% growth in private dwellings and a 26% growth in people living in private dwellings. The higher rate of growth in dwelling stock and smaller households can be linked to:

- the steady decline in the average number of people per occupied private dwelling mainly due to families having on average fewer children and an increase in lone persons and couples only households; and
- an increase in the proportion of private dwellings that were unoccupied on Census Night due to the prevalence of second- or holiday-homes.



Source: 1986, 1991, 1996, 2001 and 2006 Census of Population and Housing.

Dwelling type

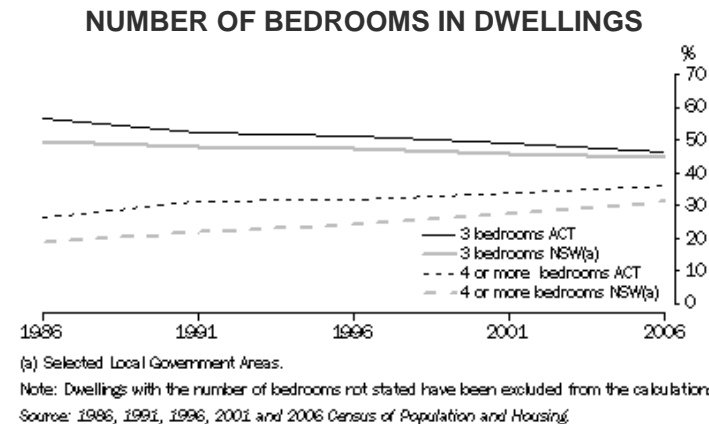
Based on 2006 Census data, separate houses were the most common dwelling structure in Australia accounting for 74% of all private dwellings, this proportion has decreased over the last few decades due to increased construction of higher density housing.

For the ACR, the proportion of separate houses declined from 81% (129,115) in 1986 to 78% (187,920) in 2006, with the ACT decreasing from 81% (68,825) in 1986 to 74% (97,110) in 2006, but the selected NSW LGAs had a small increase from 81% (60,290) in 1986 to 83% (90,800) in 2006. In the ACR in 2006, other dwellings were comprised of:

- 24,360 semi-detached, row/terrace, townhouses (18,070 in ACT and 6,290 in selected NSW LGAs);
- 25,100 flats, units or apartments (15,850 in ACT and 9,250 in selected NSW LGAs); and
- 3,370 other dwellings including those not stated (340 in ACT and 3,030 in selected NSW LGAs).

Four or more bedroom dwellings increase

Nationally, the average size of a new house has increased by 32.7% (181m² in 1987-88 to 239m² in 2007-08). For the ACT, the average size of a new house has increased by 56.2% (165m² in 1987-88 to 257m² in 2007-08). An indication from the Census of the increase in the size of homes is the growing proportion of dwellings with four or more bedrooms. Nationally, from 1986 to 2006, dwellings with 4 or more bedrooms increased from 15% to 28% of all private dwellings. For the ACR over the 20 year period, dwellings with 4 or more bedrooms increased from 23% to 34% of all private dwellings, with ACT increasing from 26% to 36% and selected NSW LGAs increasing from 19% to 31%.



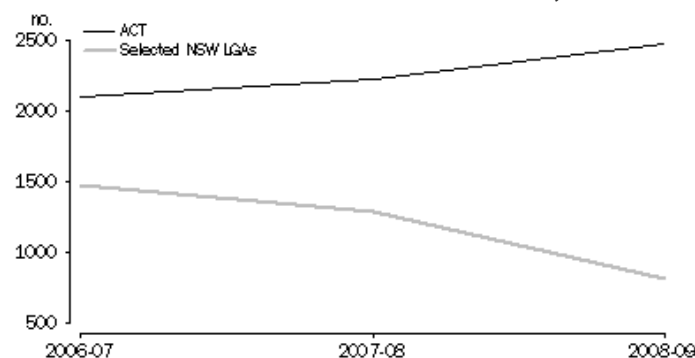
BUILDING APPROVALS

New residential dwelling approvals

New residential dwelling approvals over the three financial years to 2008-09 could potentially increase the stock of private dwellings in the ACR by approximately 11,130 dwellings (4.6%), with the increase in ACT being approximately 7,380 dwellings (5.6%) and the increase in selected NSW LGAs being approximately 3,750 dwellings (3.4%).

While residential dwelling approvals has remained fairly stable in the ACR over the three financial years (3,750 in 2006-07, 3,660 in 2007-08 and 3,720 in 2008-09), there has been a steady increase in the ACT (2,240 in 2006-07, 2,340 in 2007-08 and 2,800 in 2008-09) and a decline in the selected NSW LGAs (1,510 in 2006-07, 1,320 in 2007-08 and 920 in 2008-09).

NEW DWELLING APPROVALS IN THE ACR, Private sector



Source: Building Approvals, Australia (cat. no. 8731.0).

Of the 11,130 dwelling approvals in the ACR, 60% were for houses and 40% for other dwelling types such as flats and townhouses. While the ACT dwelling approvals consisted of 55% for houses and 45% for other dwelling types, the dwelling approvals for selected NSW LGAs comprised 71% for houses and 29% for other dwelling types.

New dwelling approvals in the ACR^(a)

	2006-07			2007-08			2008-09		
	Houses(b)	Total other dwellings(c)	Total dwellings	Houses(b)	Total other dwellings(c)	Total dwellings	Houses(b)	Total other dwellings(c)	Total dwellings
ACT SSDs									
North Canberra	147	296	443	65	353	418	50	306	356
Belconnen	210	455	665	257	352	609	498	568	1 069
Woden Valley	42	10	52	78	39	117	54	99	156
Weston Creek-Stromlo	37	19	56	26	4	30	16	28	44
Tuggeranong(d)	81	20	101	95	134	229	84	112	196
South Canberra	48	141	189	77	160	237	56	152	208
Gungahlin-Hall	699	39	740	686	8	699	730	40	770
Total ACT SSDs	1 264	980	2 246	1 284	1 050	2 339	1 488	1 305	2 799

Private sector	1 122	980	2 104	1 180	1 050	2 235	1 407	1 311	2 718
Public sector	142	-	142	104	-	104	81	-	81
Selected NSW LGAs									
Queanbeyan (C)	91	198	290	75	91	176	35	137	172
Palerang (A)	169	22	191	82	8	91	51	2	55
Boorowa (A)	17	-	17	31	-	31	8	6	14
Goulburn-Mulwaree (A)	82	-	82	116	4	121	98	5	103
Harden (A)	8	2	10	4	-	4	1	-	1
Upper Lachlan Shire (A)	37	-	37	48	-	48	20	-	20
Yass Valley (A)	93	4	97	88	6	94	104	-	105
Young (A)	40	5	45	50	37	87	45	2	49
Bega Valley (A)	111	47	160	90	26	116	119	6	127
Eurobodalla (A)	201	123	324	163	22	187	91	10	103
Bombala (A)	2	-	2	2	-	2	2	-	2
Cooma-Monaro (A)	22	-	22	31	-	32	37	4	41
Snowy River (A)	33	26	59	25	24	49	17	6	32
Cootamundra (A)	14	61	75	34	21	55	20	-	21
Gundagai (A)	17	-	17	23	-	23	20	2	22
Tumut Shire (A)	38	35	73	52	118	170	43	2	45
Tumbarumba (A)	10	-	10	21	12	33	10	-	10
Total selected NSW LGAs	985	523	1 511	935	369	1 319	721	182	922
Private sector	975	504	1 480	933	348	1 283	721	178	901
Public sector	10	21	31	4	32	36	3	18	21
Total ACR	2 249	1 503	3 757	2 219	1 419	3 658	2 209	1 487	3 721
Private sector	2 097	1 484	3 584	2 113	1 398	3 518	2 128	1 489	3 619
Public sector	152	21	173	108	32	140	84	18	102

- nil or rounded to zero (including null cells)

(a) Mainly compiled from permits issued by local government authorities and other principal certifying authorities or contracts let by commonwealth, state, semi-government and local government authorities. Excludes non-residential buildings which are primarily intended for purposes other than long-term residential purposes.

(b) Relates to separate dwelling units.

(c) Relates to dwellings containing more than one dwelling unit such as semi-detached, row or terrace houses or townhouses, flats, units, apartments, etc.

(d) Includes details for Remainder of ACT.

[Source: Building Approvals, Australia \(cat. no. 8731.0\).](#)

Note: New South Wales: Cities (C) and Areas (A).

Location of new dwelling approvals

The majority of new dwelling approvals in the ACT over the three financial years to 2008-09 were in the following districts:

- Belconnen with around 2,340 dwellings, mainly in the suburbs of Bruce (830 dwellings), Macgregor (530 dwellings), Belconnen Town Centre (465 dwellings) and Dunlop (210 dwellings);
- Gungahlin-Hall with around 2,210 dwellings, mainly in Harrison (780 dwellings), Franklin (390 dwellings), Gungahlin (275 dwellings), Forde (190 dwellings) and in other areas of Gungahlin-Hall (575 dwellings); and
- North Canberra with around 1,220 dwellings, mainly in Canberra City (370 dwellings), Turner (200 dwellings), Watson (140 dwellings), Ainslie (140 dwellings), Braddon (115 dwellings) and Lyneham (105 dwellings).

The majority of new dwelling approvals in the selected NSW LGAs over the three financial years to 2008-09 were in the LGAs of Queanbeyan (640 dwellings), Eurobodalla (610 dwellings), Bega Valley (400 dwellings), Palerang (340 dwellings), Goulburn-Mulwaree (310 dwellings), Yass Valley (300 dwellings) and Tumut Shire (290 dwellings).

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POPULATION

Estimated Resident Population

		Mar Qtr 2008	Jun Qtr 2008	Sep Qtr 2008	Dec Qtr 2008
Australian Capital Territory(a)					
Estimated resident population	psns	p343 912	p345 551	p346 429	p347 843
Change from previous quarter	%	..	p0.5	p0.3	p0.4
Australia(b)					
Estimated resident population	psns	p21 340 056	p21 431 781	p21 542 485	p21 643 987
Change from previous quarter	%	..	p0.4	p0.5	p0.5

.. not applicable

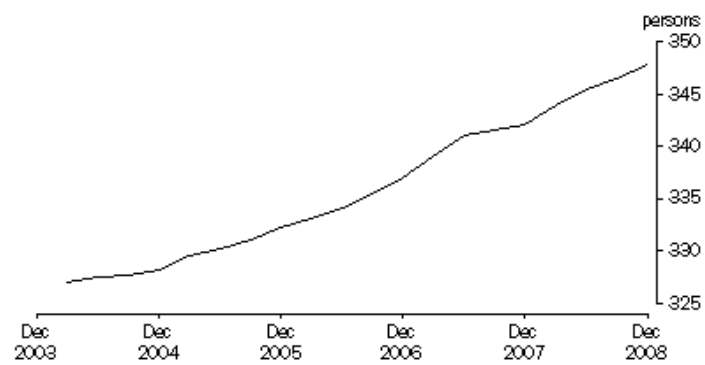
p preliminary figure or series subject to revision

(a) Excludes Jervis Bay Territory.

(b) Includes 'Other Territories'.

[Source: Australian Demographic Statistics \(cat. no. 3101.0\).](#)

ESTIMATED RESIDENT POPULATION, ACT



Source: Australian Demographic Statistics (cat. no. 3101.0).

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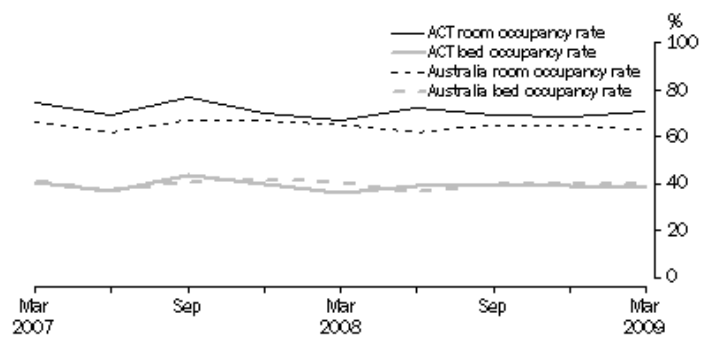
TOURISM

Tourist Accommodation:, Hotels, Motels and Guest Houses and Serviced Apartments with 15 or more rooms

		Jun Qtr 2008	Sep Qtr 2008	Dec Qtr 2008	Mar Qtr 2009
Australian Capital Territory					
Establishments	no.	54	56	56	56
Takings from accommodation	\$'000	58 128	52 482	52 045	52 578
Room occupancy rate	%	72.3	69.1	68.8	70.6
Australia					
Establishments	no.	4 266	4 267	4 277	4 301
Takings from accommodation	\$'000	1 838 302	2 014 752	2 044 095	1 928 783
Room occupancy rate	%	62.1	65.0	65.1	62.9

Source: [Tourist Accommodation, Australia \(cat. no. 8635.0\)](#).

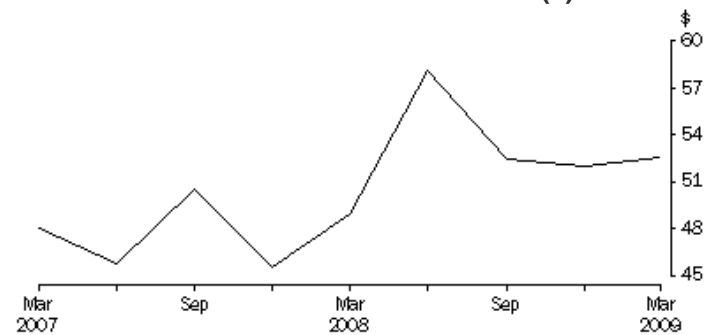
ROOM AND BED OCCUPANCY RATE(a)



(a) Hotels, Motels and Serviced Apartments with 15 or more rooms.

Source: Tourist Accommodation, Australia (cat. no. 8635.0).

ACCOMMODATION TAKINGS(a)



(a) Hotels, Motels and Serviced Apartments with 15 or more rooms.

Source: Tourist Accommodation, Australia (cat. no. 8635.0).

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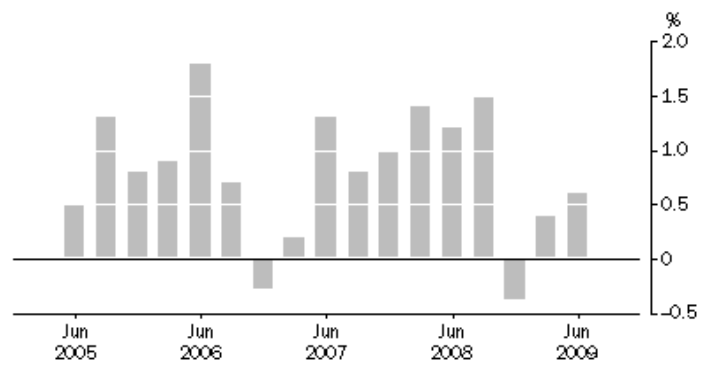
CONSUMER PRICE INDEX

Consumer Price Index

	Sep Qtr 2008	Dec Qtr 2008	Mar Qtr 2009	Jun Qtr 2009
	%	%	%	%
All groups				
Canberra				
Change from previous quarter	1.5	-0.4	0.4	0.6
Change from corresponding quarter of previous year	5.2	3.7	2.7	2.1
Weighted average of 8 capital cities				
Change from previous quarter	1.2	-0.3	0.1	0.5
Change from corresponding quarter of previous year	5.0	3.7	2.5	1.5

Source: [Consumer Price Index, Australia \(cat. no. 6401.0\)](#).

All GROUPS, Quarterly change - Canberra



Source: Consumer Price Index, Australia (cat. no. 6401.0).

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NATIONAL ACCOUNTS

State/Domestic Final Demand(a), Chain volume measures(b): Trend

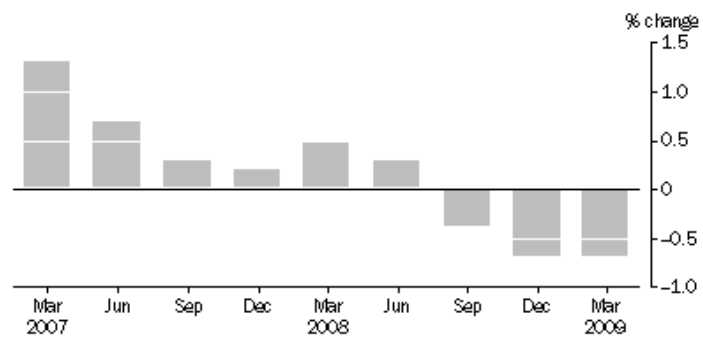
		Jun Qtr 2008	Sep Qtr 2008	Dec Qtr 2008	Mar Qtr 2009
Australian Capital Territory					
State final demand	\$m	9 532	9 497	9 433	9 363
Change from previous quarter	%	0.3	-0.4	-0.7	-0.7
Australia					
Domestic final demand	\$m	283 113	284 166	283 963	283 026
Change from previous quarter	%	1.1	0.4	-0.1	-0.3

(a) State final demand (SFD) for states/territories is conceptually equivalent to domestic final demand (DFD) for Australia.

(b) Reference year for chain volume measures is 2006-07.

Source: [Australian National Accounts: National Income, Expenditure and Product \(cat. no. 5206.0\)](#).

STATE FINAL DEMAND, Chain Volume Measures(a): Trend: Australian Capital Territory



(a) Reference year for chain volume measures is 2006-07.

Source: Australian National Accounts: National Income, Expenditure and Product (cat. no. 5206.0).

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LABOUR FORCE

LABOUR FORCE STATUS^(a): Trend

		April 2009	May 2009	June 2009
Australian Capital Territory				
Employed				
Total persons	'000	194.7	194.1	193.5
Change from previous month	'000	-0.7	-0.6	-0.5
Change from previous year	%	-0.7	-1.1	-1.4
Unemployed				
Total persons	'000	6.3	6.8	7.2
Change from previous month	'000	0.4	0.5	0.4
Change from previous year	%	19.4	25.2	30.8
Australia				
Employed				
Total persons	'000	10 782.4	10 777.3	10 772.5
Change from previous month	'000	-5.7	-5.1	-4.8

Change from previous year	%	0.2	-	-0.1
Unemployed				
Total persons	'000	638.7	655.8	668.4
Change from previous month	'000	21.6	17.1	12.6
Change from previous year	%	37.9	40.0	41.2

- nil or rounded to zero (including null cells)

(a) Persons aged 15 years and over.

Source: [Labour Force, Australia \(cat. no. 6202.0\)](#).

LABOUR FORCE STATUS^(a): Trend

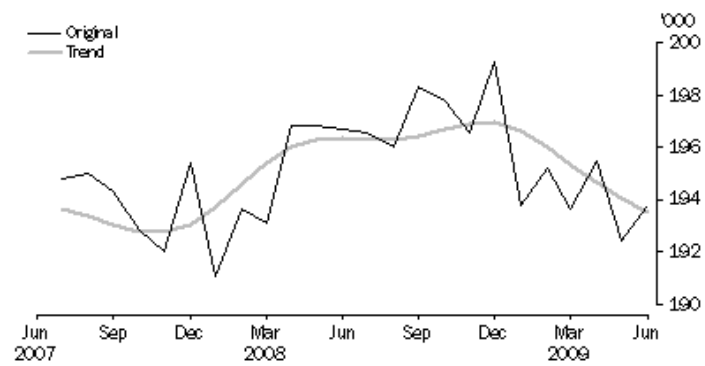
		April 2009	May 2009	June 2009
Australian Capital Territory				
Participation rate				
Rate	%	72.2	72.1	71.9
Change from previous month	% pts	-0.1	-0.1	-0.1
Change from previous year	% pts	-1.1	-1.2	-1.3
Unemployment rate				
Rate	%	3.2	3.4	3.6
Change from previous month	% pts	0.2	0.2	0.2
Change from previous year	% pts	0.5	0.7	0.9
Australia				
Participation rate				
Rate	%	65.4	65.4	65.4
Change from previous month	% pts	-	-	-
Change from previous year	% pts	-	-0.1	-0.1
Unemployment rate				
Rate	%	5.6	5.7	5.8
Change from previous month	% pts	0.2	0.1	0.1
Change from previous year	% pts	1.5	1.6	1.6

- nil or rounded to zero (including null cells)

(a) Persons aged 15 years and over.

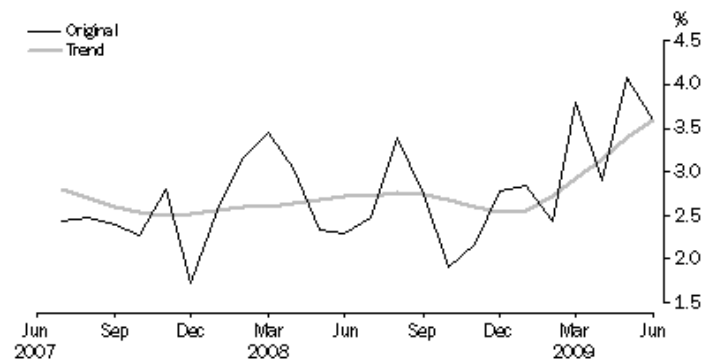
Source: [Labour Force, Australia \(cat. no. 6202.0\)](#).

EMPLOYED PERSONS, ACT



Source: Labour Force, Australia (cat. no. 6202.0).

ACT UNEMPLOYMENT RATE



Source: Labour Force, Australia (cat. no. 6202.0).

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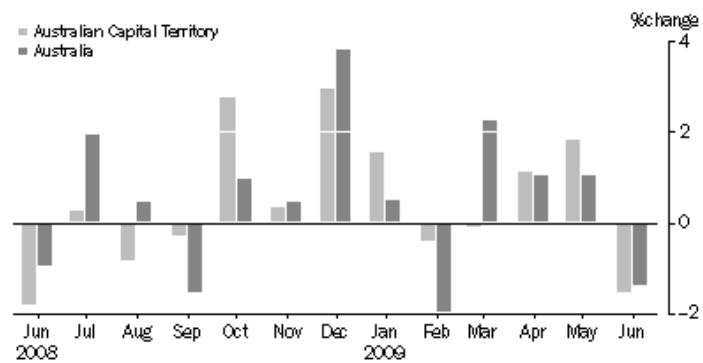
RETAIL TRADE

Retail Turnover, Seasonally adjusted

		April 2009	May 2009	June 2009
Australian Capital Territory				
Turnover	\$m	373.5	380.2	374.3
Change from previous month	%	1.1	1.8	-1.6
Australia				
Turnover	\$m	19 497.6	19 700.1	19 417.3
Change from previous month	%	1.0	1.0	-1.4

[Source: Retail Trade, Australia \(cat. no. 8501.0\).](#)

RETAIL TURNOVER: Seasonally adjusted



Source: Retail Trade, Australia (cat. no. 8501.0).

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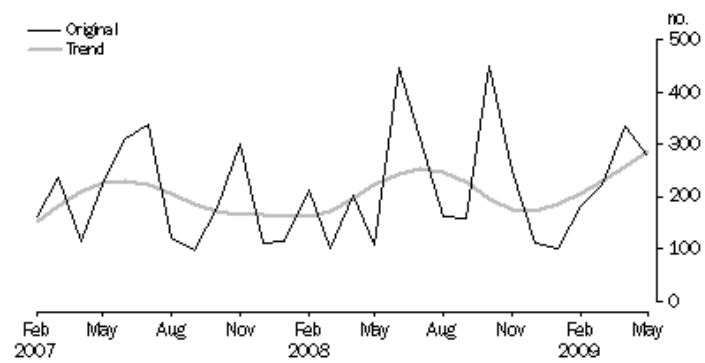
BUILDING APPROVALS

BUILDING APPROVALS: Trend

		March 2009	April 2009	May 2009
Australian Capital Territory				
Dwelling units	no.	232	258	287
Change from previous month	%	12.5	11.5	10.9
Australia				
Dwelling units	no.	10 316	10 441	10 577
Change from previous month	%	1.4	1.2	1.3

[Source: Building Approvals, Australia \(cat. no. 8731.0\).](#)

DWELLING UNITS APPROVED, ACT



Source: Building Approvals, Australia (cat. no. 8731.0).

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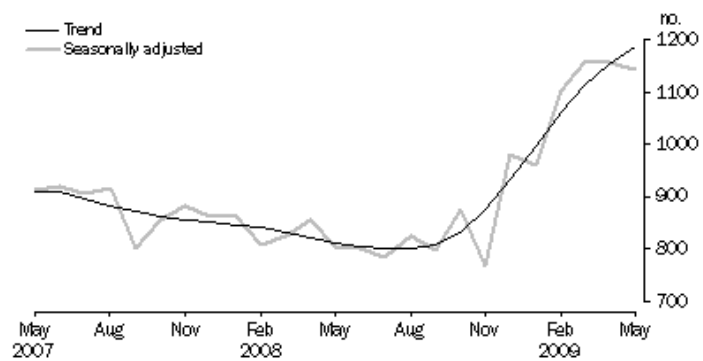
HOUSING FINANCE

HOUSING FINANCE FOR OWNER OCCUPATION, Total new housing commitments: Trend

		March 2009	April 2009	May 2009
Australian Capital Territory				
Number of commitments	no.	1 114	1 155	1 188
Value of commitments	\$'000	290 687	302 954	313 261
Australia				
Number of commitments	no.	60 669	62 422	63 808
Value of commitments	\$'000	15 943 821	16 550 616	17 041 721

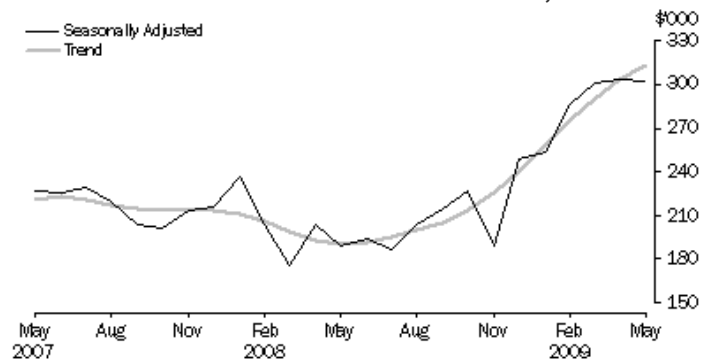
[Source: Housing Finance, Australia \(cat. no. 5609.0\).](#)

ACT DWELLING COMMITMENTS, Owner occupied housing



Source: Housing Finance, Australia (cat. no. 5809.0).

ACT VALUE OF DWELLING COMMITMENTS, total dwellings



Source: Housing Finance, Australia (cat. no. 5809.0).

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HOUSE PRICE INDEX

House Price Index

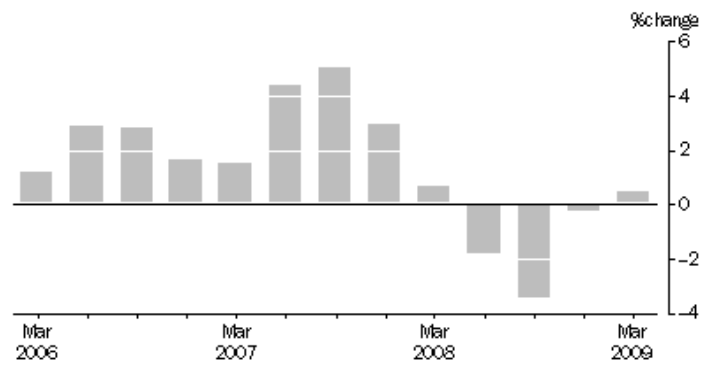
	Jun Qtr 2008	Sep Qtr 2008	Dec Qtr 2008	Mar Qtr 2009
Canberra				
% change from previous quarter	-1.9	r-3.5	p-0.3	p0.5
% change from corresponding quarter of previous year	6.9	r-1.8	p-4.9	p-5.1
Weighted average of 8 capital cities				
% change from previous quarter	-0.8	r-2.6	p-1.2	p-2.2
% change from corresponding quarter of previous year	8.0	r1.4	p-3.9	p-6.7

p preliminary figure or series subject to revision

r revised

Source: [House Price Indexes: Eight Capital Cities \(cat. no. 6416.0\)](#).

HOUSE PRICE INDEX, Canberra



Source: House Price Indexes: Eight Capital Cities (cat. no. 6416.0).

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COMMENTARY ON KEY INDICATORS

[Estimated Resident Population \(ERP\)](#)

- The preliminary ERP of ACT at 31 December 2008 was 347,843 persons, an increase of 5,769 persons (1.7%) since 31 December 2007.
- Of this increase, natural increase accounted for 3,107 persons (53.9%), net overseas migration for 2,651 persons (46.0%) and net interstate migration for 11 persons (0.2%).
- Natural increase comprised 4,804 births and 1,697 deaths, net overseas migration comprised 7,620 arrivals and 4,969 departures, and net interstate migration comprised 19,380 arrivals and 19,369 departures.

[Tourist Accommodation](#)

- In the March quarter 2009, accommodation takings for ACT hotels, motels and service apartments with 15 or more rooms increased by 1.0% to \$52.6 million, compared to the previous quarter.
- The March quarter 2009 room occupancy rate of 70.6% for ACT hotels, motels and service apartments with 15 or more rooms was 1.8 percentage points higher than the previous quarter.
- For ACT hotels, motels and service apartments with 15 or more rooms, the average takings per room night occupied in the March quarter 2009 was \$164 (\$161 in the previous quarter).

Consumer Price Index (CPI)

- The All Groups CPI for Canberra rose 0.6% in the June quarter 2009, compared to a rise of 0.4% in the previous quarter.
- Over the year to the June quarter 2009, the All Groups CPI for Canberra rose 2.1%, compared to an annual rise of 2.7% to the March quarter 2009.
- The most significant price rises for Canberra in the June quarter were for automotive fuel (3.5%), hospital and medical services (3.2%), furniture (3.6%), towels and linen (17.2%), motor vehicles (1.5%) and house purchase (0.8%). The most significant offsetting price falls were for deposit and loan facilities (-4.4%), vegetables (-8.8%) and fruit (-7.9%).

State/Domestic Final Demand

- State final demand for the ACT declined 0.7% (trend terms) from December quarter 2008 to March quarter 2009 - this was the third quarterly decline in a row. This decline was largely as a result of a fall of 8.7% in public gross fixed capital formation.
- Over the year to the March quarter 2009, state final demand for the ACT declined by 1.4% (trend terms), mainly due to a fall of 23.3% (\$140 million) in public gross fixed capital formation.

Labour Force

- The trend estimate of employment in ACT decreased by 600 to 193,500 persons from May 2009 to June 2009. Full-time employment decreased slightly by 100 to 147,000 persons and part-time employment decreased by 500 to 46,500 persons.
- From June 2008 to June 2009, the trend estimate of employment for ACT decreased by 2,800 with full-time employment increasing by 400 and part-time employment declining by 3,200.
- The trend estimate of unemployment in ACT increased by 400 to 7,200 persons from May 2009 to June 2009, and increased by 1,700 persons from June 2008 to June 2009.
- The trend unemployment rate for ACT increased by 0.2 percentage points to 3.6% from May to June 2009 and by 0.9 percentage points from June 2008 to June 2009. From May to June 2009, the male unemployment rate increased by 0.2 percentage points to 3.9% and the female unemployment rate increased by 0.1 percentage points to 3.2%.
- The trend participation rate for the ACT decreased by 0.2 percentage points to 71.9% from May to June 2009. Male participation remained steady at 76.5% with female participation declining by 0.2 percentage points to 67.6%.

Retail Trade

- In seasonally adjusted terms, total retail turnover in the ACT declined by 1.6% from May 2009

(\$380m) to June 2009 (\$374m). Nationally, there was a decline of 1.4%.

- For the ACT, while there was an increase in Cafes, Restaurants and Takeaway food services turnover (+\$2.7m), there were declines in turnover for Clothing and soft good retailing (-\$3.1m), Food retailing (-\$2.9m), Department stores (-\$1.5m), and Other retailing (-\$1.5m) in June 2009.

Building Approvals

- The trend estimate for the number of dwelling units approved in the ACT was 287 dwellings in May 2009, an increase of 11.2% from the previous month.
- Over the year to May 2009, there were 2,691 dwelling units approved in the ACT, an increase of 18.5% over that for the year to May 2008 (2,271).

Housing Finance

- In trend terms, the value of owner occupied housing finance commitments (excluding alterations and additions) in the ACT increased by 3.4% from April 2009 (\$303 million) to May 2009 (\$313 million).
- The number of commitments for owner occupied housing finance in the ACT increased by 2.9% from April 2009 (1,155) to May 2009 (1,188), in trend terms.
- In trend terms over the year to May 2009, there were 11,379 owner occupied housing finance commitments in the ACT, an increase of 10.6% over that for the year to May 2008 (10,284).
- In original terms, the number of commitments for owner occupied housing finance in the ACT for May 2009 was 1,177 - of this, 8.9% related to construction of dwellings, 5.9% to purchase of new dwellings and 85.1% to purchase of established dwellings (including refinancing).

House Price Index

- Preliminary estimates show the price index for established houses in Canberra increased by 0.5% in the March quarter 2009; however over the year to March quarter 2009, the Canberra established house price index decreased by 5.1%.
- The Canberra project home price index showed no change in the March quarter 2009 but increased by 5.1% over the year to March quarter 2009.

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LABOUR FORCE

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Age groups

EMPLOYED PERSONS^(a), by age

Age group (years)	May 2004				May 2008				May 2009			
	Full time		Part time		Full time		Part time		Full time		Part time	
	'000	%	'000	%	'000	%	'000	%	'000	%	'000	%
Australian Capital Territory												
15 - 24	18.2	14.0	16.9	35.4	20.8	14.2	16.5	34.6	21.0	14.3	15.2	31.3
25 - 34	34.6	26.7	7.5	15.6	39.8	27.2	6.6	13.9	39.4	26.8	7.8	15.9
35 - 44	31.6	24.4	9.3	19.4	34.2	23.3	9.0	19.0	34.3	23.3	9.1	18.6
45 - 54	31.9	24.6	7.3	15.3	33.5	22.9	7.1	14.9	33.4	22.7	8.5	17.4
55 - 64	12.1	9.4	5.5	11.6	17.0	11.6	6.5	13.6	17.4	11.8	6.4	13.1
65 and over	1.2	0.9	1.3	2.7	1.2	0.8	1.9	4.1	1.6	1.1	1.8	3.6
Total	129.6	100.0	47.9	100.0	146.6	100.0	47.6	100.0	147.3	100.0	48.7	100.0
Australia												
15 - 24	930.7	13.6	777.2	28.7	1 060.7	13.9	834.1	27.6	1 021.8	13.3	853.5	27.6
25 - 34	1 754.6	25.7	444.0	16.4	1 871.4	24.5	451.7	14.9	1 900.1	24.7	453.8	14.7
35 - 44	1 730.9	25.3	585.5	21.6	1 847.0	24.2	632.4	20.9	1 846.7	24.0	641.6	20.7
45 - 54	1 607.2	23.5	509.9	18.8	1 798.5	23.6	564.9	18.7	1 819.2	23.6	568.6	18.4
55 - 64	736.7	10.8	305.3	11.3	937.2	12.3	408.6	13.5	986.8	12.8	432.3	14.0
65 and over	70.0	1.0	88.4	3.3	120.2	1.6	131.8	4.4	125.9	1.6	145.1	4.7
Total	6 830.2	100.0	2 710.3	100.0	7 635.0	100.0	3 023.5	100.0	7 700.5	100.0	3 094.9	100.0

(a) Annual averages.

Source: [Labour Force, Australia, Detailed - Electronic Delivery \(cat. no. 6291.0.55.001\)](#).

Employed full time

The average number of Australian Capital Territory (ACT) usual residents employed full time in the 12 months ending May 2009 was 147,300, similar to the previous year (146,600), and up 14% (17,700), from the 12 months ending May 2004 (129,600). The average number of people employed full time in Australia in the 12 months ending May 2009 was 7.7 million, up 1% (65,500) from the year to May 2008 (7.6 million), and up 13% (870,300) from the year to May 2004 (6.8 million).

From the year ending May 2004 to the year ending May 2009 the number of employed persons in the 55-64 year age group in the ACT experienced the strongest growth of all age groups, up 5,300 (44%). Nationally, the 55-64 year age group also experienced the strongest growth in the number of employed persons with an increase of 250,100 (34%).

Employed part time

The average number of ACT usual residents employed part time in the 12 months ending May 2009 was 48,700, up 2% from the previous year (47,600). Nationally, the average number of people employed part time in the 12 months ending May 2009 was 3.1million, up 2% (71,400) from 2008 (3.0m).

The proportion of people employed part time, aged 15-24 years, has consistently been higher than any other age group, in the ACT and nationally. However, the proportion of 15-24 year olds in the ACT has declined from 35% in 2004 to 31% in 2009, while nationally the decline was from 29% in 2004 to 28% in 2009.

Occupation

Employed Persons^(a), Australian Capital Territory

Occupation major group^(b)	May 2004		May 2009	
	'000	%	'000	%
Managers	23.5	13.2	30.4	15.6
Professionals	52.3	29.5	58.7	30.1
Technicians and Trades Workers	19.9	11.2	21.3	10.9
Community and Personal Service Workers	16.4	9.2	17.6	9.0
Clerical and Administrative Workers	33.5	18.9	40.0	20.5
Sales Workers	15.5	8.7	12.8	6.5
Machinery Operators And Drivers	5.2	2.9	4.0	2.1
Labourers	10.9	6.2	10.2	5.2
Total	177.2	100.0	195.1	100.0

(a) Annual average of quarterly data.

(b) Classified according to [the Australian and New Zealand Standard Classification of Occupation \(ANZSCO\), First Edition, 2006](#).

[Source: Labour Force, Australia, Detailed, Quarterly \(cat. no. 6291.0.55.003\)](#)

Based on occupation by major group, **Professionals** made up the largest proportion of employed persons in the ACT for the year ending May 2009 (30%). The group with the largest increase over the five years (2004 to 2009) was **Managers**, with 6,900 more people employed in the year ending May 2009 than in 2004. The group experiencing the largest decrease was **Sales workers**, falling 2,700 persons from the year ending May 2004 to the year ending 2009.

Industry

Employed Persons^(a), by industry: Australian Capital Territory

Industry division ^(b)	May 2004		May 2009	
	'000	%	'000	%
Agriculture, Forestry and Fishing	0.4	0.2	0.5	0.2
Mining	-	-	-	-
Manufacturing	5.6	3.2	4.4	2.3
Electricity, Gas, Water and Waste Services	1.7	0.9	1.3	0.7
Construction	9.7	5.5	12.3	6.3
Wholesale Trade	1.9	1.1	2.5	1.3
Retail Trade	17.0	9.6	16.7	8.5
Accommodation and Food Services	12.2	6.9	11.2	5.7
Transport, Postal and Warehousing	5.4	3.0	4.9	2.5
Information Media and Telecommunications	4.8	2.7	4.7	2.4
Financial and Insurance Services	2.5	1.4	4.3	2.2
Rental, Hiring and Real Estate Services	2.6	1.5	2.3	1.2
Professional, Scientific and Technical Services	16.8	9.5	22.5	11.5
Administrative and Support Services	6.6	3.7	4.4	2.3
Public Administration and Safety	48.1	27.1	56.3	28.9
Education and Training	16.2	9.2	16.9	8.6
Health Care and Social Assistance	14.7	8.3	18.3	9.4
Total	177.2	100.0	195.1	100.0

- nil or rounded to zero (including null cells)

(a) Annual average of quarterly data.

(b) Classified according to [the Australian and New Zealand Standard Industrial Classification \(ANZSIC\) 2006 edition](#).

[Source: Labour Force, Australia, Detailed, Quarterly \(cat. no. 6291.0.55.003\)](#)

Based on employment by industry division, the largest employer in the ACT for the 12 months ending May quarter 2009 was **Public Administration and Safety** (56,300). This was also the industry with the largest increase in employed persons between year ending May 2004 and year ending May 2009 (8,200 persons).

Usual hours

EMPLOYED PERSONS^(a), by usual hours worked

	May 2009			
	Full time		Part time	
	'000	%	'000	%
Australian Capital Territory				
0 hours	-	-	-	-
1-15 hours	0.2	0.2	19.0	39.0
16-29 hours	0.9	0.6	20.0	41.1
30-34 hours	1.1	0.8	9.4	19.3
35-39 hours	55.8	37.9	-	-
40 hours	41.3	28.0	-	-
41-44 hours	8.2	5.5	-	-
45-49 hours	15.6	10.6	-	-
50-59 hours	16.3	11.1	-	-
60 or more hours	7.8	5.3	-	-
Total	147.3	100.0	48.7	100.0
Australia				
0 hours	3.3	-	22.0	0.7
1-15 hours	13.1	0.2	1 180.5	38.1
16-29 hours	49.8	0.6	1 347.3	43.5
30-34 hours	70.3	0.9	545.1	17.6
35-39 hours	2 326.0	30.2	-	-
40 hours	2 314.7	30.1	-	-
41-44 hours	326.0	4.2	-	-
45-49 hours	806.0	10.5	-	-
50-59 hours	1 036.3	13.5	-	-
60 or more hours	755.0	9.8	-	-
Total	7 700.5	100.0	3 094.9	100.0

- nil or rounded to zero (including null cells)

(a) Annual average monthly data.

Source: Labour Force, Australia, Detailed - Electronic Delivery (cat. no. 6291.0.55.001).

Usual hours worked by employed persons, on average, during the 12 months ending May 2009 differed between the ACT and Australia. A smaller proportion of full-time workers in the ACT worked 41 hours or more per week (33%) compared with Australia (38%). However, a larger proportion of ACT full-time

employed (66%) worked between 35-40 hours than the national average (60%). In the 12 months ending May 2009 the most common hours usually worked by people employed part time in the ACT and Australia were 16-29 hours per week (ACT 41%, Australia 44%).

Average weekly earnings

AVERAGE WEEKLY EARNINGS: Trend

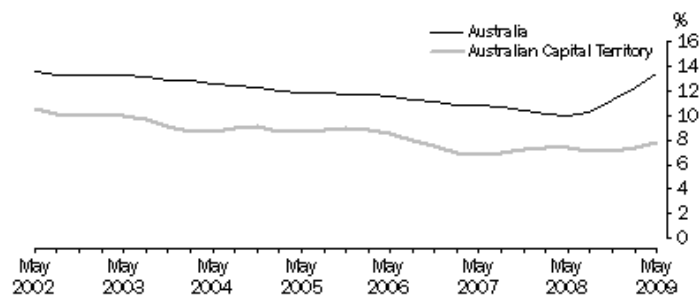
		February 2008	February 2009
Australian Capital Territory			
Earnings	\$	1 055.0	1 138.4
Percentage change from previous quarter	%	1.1	1.9
Percentage change from corresponding quarter of previous year	%	2.8	7.9
Australia			
Earnings	\$	881.7	918.5
Percentage change from previous quarter	%	0.7	0.9
Percentage change from corresponding quarter of previous year	%	3.6	4.2

[Source: Average Weekly Earnings, Australia \(cat. no. 6302.0\).](#)

In trend terms, Average Weekly Earnings (AWE) of \$1,138 for the ACT in February 2009 were \$220 higher than the national average of \$919. AWE increased 7.9% between February 2008 and February 2009 for the ACT (from \$1,055 to \$1,138) and 4.2% for Australia (from \$882 to \$919).

Underutilisation rate

LABOUR FORCE UNDERUTILISATION RATE(a)(b): Trend



(a) The quarterly labour force underutilisation rate is the unemployed plus the underemployed as a percentage of the labour force.

(b) Persons aged 15 years and over.

Source: ABS data available on request, Labour Force Survey.

In trend terms, the labour force underutilisation rate for Australia has increased each quarter from May quarter 2008 (10%) to May quarter 2009 (13%).

Over the same period, the labour force underutilisation rate for ACT has increased by only 0.4 percentage points (7.4% in May quarter 2008 to 7.8% in May quarter 2009).

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CONSUMER PRICE INDEX

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Introduction

The Consumer Price Index (CPI) is a widely used economic indicator, that provides a general measure of changes in prices of consumer goods and services purchased by Australian households. Prices are measured in each of the eight state and territory capital cities. The CPI 'basket' is split into 11 major groups:

Food, Alcohol and tobacco, Clothing and footwear, Housing, Household contents and services, Health, Transportation, Communication, Recreation, Education and Financial and insurance services. These groups contain the 90 expenditure classes, which in turn contain a selection of the

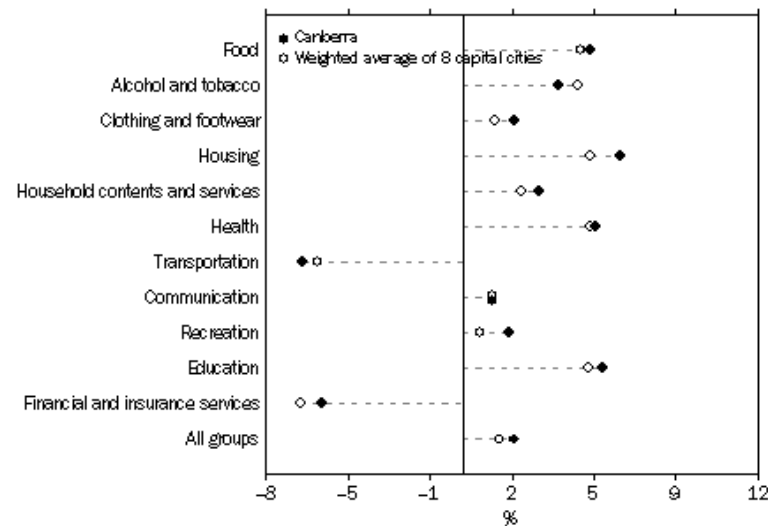
individual items which are priced each quarter.

Further information about the CPI is contained in [Australian Consumer Price Index: Concepts, Sources and Methods](#), 2005 (cat. no. 6461.0).

Change from previous year

In the year to June 2009, the All Groups Consumer Price Index (CPI) rose by 2.1% for Canberra and 1.5% nationally (weighted average of the eight capital cities). In Canberra the most significant price rise occurred in **Housing**, up 6.4%. The most significant rises nationally were in **Housing** and **Health**, up 5.2%. In Canberra there were decreases in **Transportation** and in **Financial and insurance services**. There were decreases, both nationally and in Canberra, for **Transportation** (nationally -5.9%, Canberra -6.5%) and **Financial and insurance services** (nationally -6.6%, Canberra -5.7%).

CONSUMER PRICE INDEX, Percentage change from corresponding quarter of previous year - Jun Qtr 09



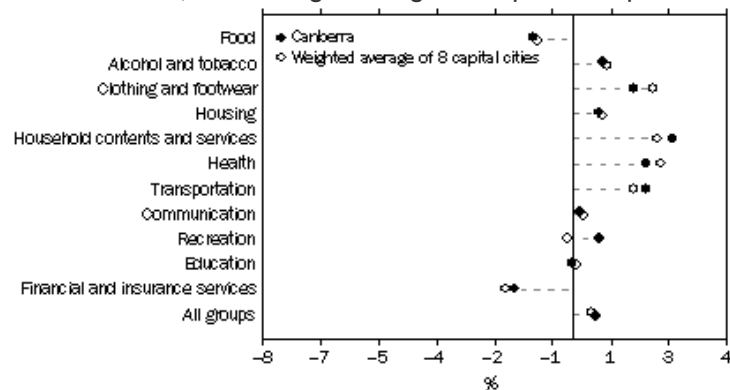
Source: Consumer Price Index (cat. no. 6401.0).

Change from previous quarter

In the June quarter 2009 the All Groups CPI rose by 0.6% for Canberra, and 0.5% nationally (weighted average of eight capital cities). The most significant fall occurred for **Financial and insurance**

services, down 1.5% in Canberra and 1.7% nationally. The most significant price rise occurred in **Household contents and services**, up 2.6% in Canberra and **Health** up 2.3% nationally.

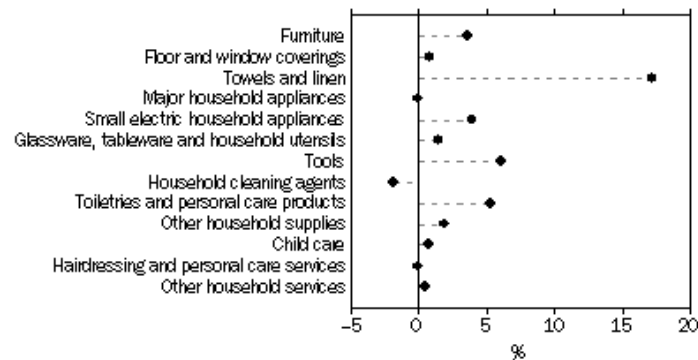
Consumer Price Index, Percentage change from previous period - Jun Qtr 09



Source: Consumer Price Index (cat. no. 6401.0).

The largest contributor to the increase of 0.6% in the CPI for Canberra in June quarter 2009 was **Household contents and services** (2.6%). Within the **Household contents and services** group, the key driver of the increase was the price for **Towels and linen**, which rose by 17.2% in the quarter.

Consumer Price Index by Expenditure Class, Canberra - Household contents and services - Jun Qtr 09



Source: Consumer Price Index (cat. no. 6401.0)

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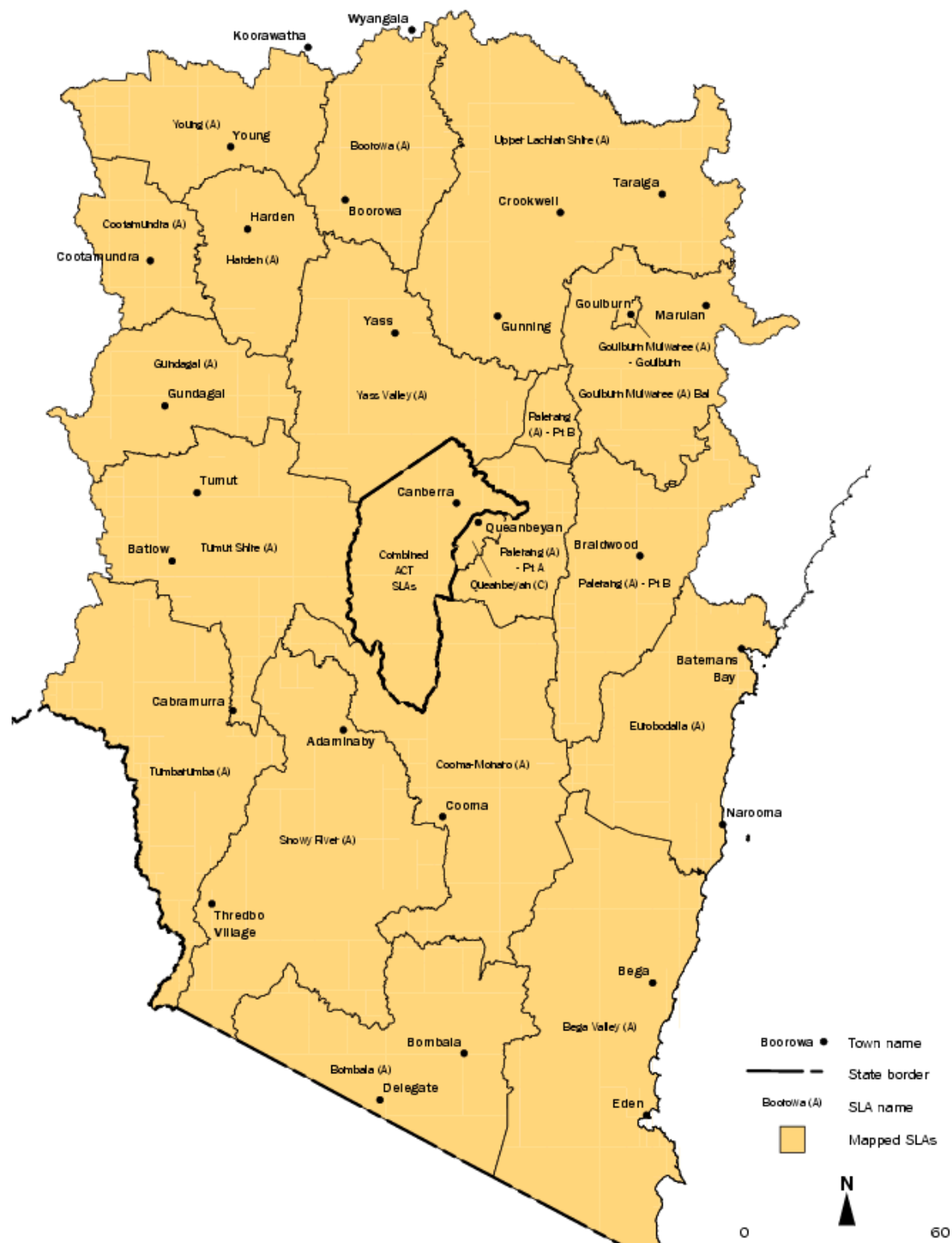
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Introduction

The Australian Capital Region (ACR) comprises the ACT and the 17 surrounding Local Government Areas. Federal, state, territory, and local representatives from these areas meet regularly to discuss common issues through the Regional Leaders' Forum (RLF).

Map of the Region

Statistical Local Areas





Population

ESTIMATED RESIDENT POPULATION^(a), Australian Capital Region - by Statistical Local Area

2007			
persons			
Australian Capital Territory			
Acton	p1 938	Duffy	p3 132
Ainslie	p5 054	Fisher	p3 120
Braddon	p3 873	Holder	p2 733
Campbell	p3 310	Rivett	p3 190
City	p767	Stirling	p2 117
Dickson	p2 077	Stromlo	p65
Downer	p3 533	Waramanga	p2 601
Duntroon	p1 770	Weston	p3 294
Hackett	p2 972	Weston Creek-Stromlo - SSD Bal	p16
Kowen	p49	Banks	p5 176
Lyneham	p4 732	Bonython	p3 462
Majura	p125	Calwell	p6 063
O'Connor	p5 244	Chisholm	p5 458
Reid	p1 673	Conder	p5 309
Russell	p -	Fadden	p3 288
Turner	p3 354	Gilmore	p2 954
Watson	p4 474	Gordon	p8 109
Aranda	p2 492	Gowrie	p3 296
Belconnen Town Centre	p3 241	Greenway	p1 217
Belconnen - SSD Bal	p43	Isabella Plains	p4 406
Bruce	p3 922	Kambah	p16 083
Charnwood	p3 148	Macarthur	p1 594
Cook	p2 968	Monash	p5 639
Dunlop	p6 480	Oxley	p1 855
Evatt	p5 686	Richardson	p3 305
Florey	p5 265	Theodore	p4 167

Flynn	p3 631
Fraser	p2 222
Giralang	p3 364
Hawker	p2 959
Higgins	p3 163
Holt	p4 907
Kaleen	p7 867
Latham	p3 825
McKellar	p2 826
Macgregor	p3 618
Macquarie	p2 516
Melba	p3 434
Page	p2 777
Scullin	p2 874
Spence	p2 718
Weetangera	p2 668
Chifley	p2 374
Curtin	p5 359
Farrer	p3 504
Garran	p3 342
Hughes	p3 047
Isaacs	p2 509
Lyons	p2 524
Mawson	p2 993
O'Malley	p748
Pearce	p2 579
Phillip	p2 008
Torrens	p2 331
Chapman	p2 810

Australian Capital Region - remainder

Palerang (A) - Pt A	p9 906
Queanbeyan (C)	p38 593
Boorowa (A)	p2 342
Goulburn Mulwaree (A) - Goulburn	p21 021
Goulburn Mulwaree (A) Bal	p6 306
Harden (A)	p3 683
Palerang (A) - Pt B	p3 513
Upper Lachlan Shire (A)	p7 329

Tuggeranong - SSD Bal	p66
Wanniassa	p8 207
Barton	p1 058
Deakin	p2 680
Forrest	p1 275
Fyshwick	p55
Griffith	p4 213
Harman	p98
Hume	p4
Jerrabomberra	p12
Kingston	p2 824
Narrabundah	p5 747
Oaks Estate	p250
Parkes	p6
Pialligo	p117
Red Hill	p3 254
Symonston	p479
Yarralumla	p3 031
Amaroo	p6 115
Gungahlin	p4 681
Gungahlin-Hall - SSD Bal	p17
Hall	p354
Harrison	p1 154
Mitchell	p4
Ngunnawal	p9 368
Nicholls	p7 239
Palmerston	p5 929
Remainder of ACT	p292

Yass Valley (A)	p14 112
Young (A)	p12 535
Bega Valley (A)	p32 655
Eurobodalla (A)	p36 771
Bombala (A)	p2 635
Cooma-Monaro (A)	p10 142
Snowy River (A)	p7 727
Cootamundra (A)	p7 527
Gundagai (A)	p3 813
Tumut Shire (A)	p11 238
Tumbarumba (A)	p3 672

- nil or rounded to zero (including null cells)

p preliminary figure or series subject to revision

(a) The dataset contains estimates of the resident population of Statistical Local Areas (SLAs) as at 30 June 2007. Data are preliminary for 2007, based on the results of the 2006 Census of Population and Housing. SLAs are based on the Australian Standard Geographical Classification 2007 Edition for all years. Further information about the estimates in this dataset, including advice about limitations, should be obtained from the Explanatory Notes of Regional Population Growth, Australia (cat. no. 3218.0).

[Source: Regional Population Growth, Australia \(cat. no. 3218.0\).](#)

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AGRICULTURE IN THE ACR 2005-06

The Australian Capital Region (ACR) which comprises the ACT and 17 surrounding Local Government Areas has a most productive agricultural industry. In 2005-06, nearly 6,400 businesses in this region conducted agricultural operations on 3.5 million hectares and produced goods to the value of \$793million.

To put this into perspective, the ACR contributed 8.8% to the total value of agricultural production in New South Wales (NSW) using only 5.6% of the state's agricultural land. But the ACR is not only known for its productivity - it also has a history rich in the development of Australia's wool and wheat industries, due mainly to the efforts of two early pioneers, Hamilton Hume and William Farrer.

Following the famous explorer Hume's first sighting of the Yass Plains in 1821 and subsequent surveys in the district, settlers began arriving with their sheep flocks in the late 1820's to take advantage of the good agricultural land. Sheep numbers flourished and in 2006 the Yass Shire and four adjoining shires of Boorowa, Upper Lachlan, Gundagai and Harden between them ran 3.9 million sheep and lambs. Overall, the ACR grazed 6.8 million sheep and lambs which was slightly above one fifth of all sheep and lambs in NSW.

AGRICULTURE IN THE AUSTRALIAN CAPITAL REGION: 2005-06

	Crops - excluding hay(a) \$	Broadacre crops - excluding hay(b) \$	Wheat	Vegetables	Fruit	Grapes
			\$	\$	\$	\$
New South Wales	4 706 662 206	3 192 829 099	1 432 688 557	358 842 130	794 911 359	274 197 208
ACR	230 603 024	104 263 617	64 501 373	8 090 663	98 229 341	5 787 063
Bega Valley (A)	3 242 016	69 188	-	231 041	189 944	11 484
Bombala (A)	723 539	452 163	92 582	-	26 788	-
Boorowa (A)	6 548 508	6 372 219	2 667 939	-	89 241	89 241
Cooma-Monaro (A)	5 563 286	710 026	66 589	4 609 458	48 486	4 249
Cootamundra (A)	21 560 342	21 485 007	14 180 184	-	75 335	30 777
Eurobodalla (A)	1 428 090	78 514	-	140 861	203 112	1 540
Goulburn Mulwaree (A) - Goulburn	42 219	42 219	-	-	-	3 352
Goulburn Mulwaree (A) Bal	3 568 525	778 774	71 174	130 213	45 165	-
Gundagai (A)	9 859 236	3 405 681	1 559 751	-	6 451 341	1 898 020
Harden (A)	35 912 018	23 178 886	14 102 946	-	12 381 190	1 108 430
Palerang (A) - Pt A	1 998 075	95 914	82 689	28 846	92 094	40 793
Palerang (A) - Pt B	705 147	112 858	-	43 747	286 707	-
Queanbeyan (C)	-	-	-	-	-	-
Snowy River (A)	446 258	168 136	54 019	29 521	8 959	4 394
Tumbarumba (A)	16 028 121	1 292 707	8 900	-	11 493 777	1 027 286
Tumut Shire (A)	35 110 353	131 473	102 094	32 825	33 764 318	64 865
Upper Lachlan (A)	4 194 846	1 595 388	363 380	335 891	84 813	19 647
Yass Valley (A)	6 483 118	3 127 182	1 118 577	2 135 599	938 793	409 627
Young (A)	73 290 301	41 162 908	30 030 549	134 967	31 451 485	589 158
Australian Capital Territory	3 899 026	4 374	-	237 694	597 793	484 200

- nil or rounded to zero (including null cells)

(a) Includes cereal crops for grain, legumes for grain, oilseeds, cotton, peanuts, sugar cane and other broadacre crops, nurseries/cut flowers/turf, vegetables for human consumption and for seed, and fruit.

(b) Includes cereal crops for grain, legumes for grain, oilseeds, cotton, peanuts, sugar cane and other broadacre crops.

Source: ABS data available on request, Agricultural Census commodities, 2005-06.

Note: New South Wales: Cities (C) and Areas (A).

AGRICULTURE IN THE AUSTRALIAN CAPITAL REGION: 2005-06

	Cattle and calves slaughtered	Sheep and lambs slaughtered	Milk	Wool
	\$	\$	\$	\$
New South Wales	1 603 272 230	475 896 994	410 973 720	691 509 071
ACR	157 619 245	91 479 798	54 524 147	152 379 933
Bega Valley (A)	14 720 893	373 544	37 913 574	575 693
Bombala (A)	5 032 273	6 472 476	-	9 270 415
Boorowa (A)	5 132 146	6 846 767	136 550	15 303 313
Cooma-Monaro (A)	4 883 617	4 336 100	-	7 575 448
Cootamundra (A)	5 359 310	6 022 250	1 983	6 951 198
Eurobodalla (A)	3 390 168	6 880	7 102 467	30 158
Goulburn Mulwaree (A) - Goulburn	97 617	58 017	-	122 345
Goulburn Mulwaree (A) Bal	5 559 912	3 013 750	29 539	5 858 624
Gundagai (A)	16 483 068	7 122 134	52 035	9 359 839
Harden (A)	7 532 205	8 680 121	832 953	10 575 950
Palerang (A) - Pt A	2 976 727	837 961	13 485	2 066 634
Palerang (A) - Pt B	10 031 859	2 000 010	-	2 680 912
Queanbeyan (C)	147 388	38 682	-	158 841
Snowy River (A)	5 576 795	5 317 489	-	8 552 913
Tumbarumba (A)	16 578 721	2 344 167	6 241 855	2 918 119
Tumut Shire (A)	13 315 908	2 182 229	1 769 577	2 458 209
Upper Lachlan (A)	15 993 306	16 588 771	21 828	30 411 531
Yass Valley (A)	11 727 647	9 188 575	100 990	22 173 972
Young (A)	9 595 685	8 824 875	307 311	13 464 591
Australian Capital Territory	3 484 000	1 225 000	-	1 871 228

- nil or rounded to zero (including null cells)

Source: ABS data available on request, Agricultural Census commodities, 2005-06.

Note: New South Wales: Cities (C) and Areas (A).

In terms of value of production, the wool/sheep meat industry is the ACR's most valuable agricultural industry (\$244 million). For a region encompassing an area often referred to as the 'fine wool capital of the world' (a reputation earned through the work of such men as renowned breeder of fine-woolled sheep, Sir Walter Merriman), it is no surprise that the value of wool produced (\$152 million) is that industry's major earner. The value of slaughterings added a further \$91 million.

While the graziers of the Yass Valley improved their flocks in the late 1800's and early 1900's, a breeder of another type in the south of the ACR was working on producing a wheat variety better suited to Australian conditions. In 1886, William James Farrer settled at Lambrigg Station (just south of where Canberra is today) and continued his cross-breeding experiments which led to the development of his most famous variety - the Federation. This strain is claimed to have almost trebled Australia's wheat harvest between 1900 and 1920.

AGRICULTURE IN THE AUSTRALIAN CAPITAL REGION: 2005-06 - Total

	Total Area of Holding	Number of agricultural businesses	Total gross value of production
	ha	no.	\$
New South Wales	62 119 245	48 838	9 034 542 039
ACR	3 468 015	6 356	792 755 997
Bega Valley (A)	97 919	465	58 740 726
Bombala (A)	195 137	232	21 884 890
Boorowa (A)	231 394	285	37 439 811
Cooma-Monaro (A)	242 665	303	23 797 300
Cootamundra (A)	135 850	199	42 952 559
Eurobodalla (A)	34 840	168	12 589 591
Goulburn Mulwaree (A) - Goulburn	3 497	24	411 275
Goulburn Mulwaree (A) Bal	174 976	351	24 166 446
Gundagai (A)	209 265	285	48 146 852
Harden (A)	171 587	278	81 530 930
Palerang (A) - Pt A	74 546	158	9 400 421
Palerang (A) - Pt B	167 677	310	16 328 416
Queanbeyan (C)	5 239	23	406 467
Snowy River (A)	265 117	294	21 009 247
Tumbarumba (A)	185 606	321	47 397 423
Tumut Shire (A)	125 271	383	56 776 590
Upper Lachlan (A)	553 175	1 017	79 025 266
Yass Valley (A)	287 026	663	54 977 763
Young (A)	262 318	498	138 814 771
Australian Capital Territory	44 910	99	16 959 253

Source: ABS data available on request, Agricultural Census Commodities, 2005-06.

Note: New South Wales: Cities (C) and Areas (A).

Considering this historical connection to the development of Australia's most popularly grown crop, it is no wonder that wheat is a major commodity in the ACR with 362,000 tonnes (nearly 5% of the total NSW wheat crop) harvested in 2005-06 at value of \$65 million. Including wheat, production of all broadacre crops (which includes cereals and legumes for grain, oilseeds, cotton, peanuts and sugar) in the ACR was valued in 2006 at \$104 million, just over 3% of the total state value.

After sheep/wool, cattle and calves slaughterings in the ACR were valued at \$158 million. This cull came from a herd estimated at 700,000 beef cattle and 47,000 dairy cattle in mid 2006. Feathered livestock of the chicken variety numbered 1.4 million with the 800,000 layers producing 13.4 million dozen eggs in 2005-06.

The largest agricultural zone in the ACR is the Upper Lachlan Shire, which includes the towns of Crookwell, Taralga and Gunning. Just over 1,000 agricultural businesses in this shire conduct operations across 553,000 ha. Other shires with large agricultural operations included the Yass Valley (287,000 ha), Snowy River (265,000 ha), Young (262,000 ha), Cooma-Monaro (243,000 ha) and Boorowa (231,000 ha). The Australian Capital Territory had one of the smallest agricultural operations, covering just 45,000 ha.

On a value of production by shire basis, the Shire of Young led the way with \$139 million worth of agricultural production in 2005-06, with broadacre cropping contributing \$41 million (30%) to the shire's total value of agricultural production. In the Harden Shire, broadacre cropping was again the major contributor with \$23 million (28%) of the shire's \$82 million total value of production. However, in the Upper Lachlan Shire, the value of wool was the number one contributor with \$30 million of the total \$79 million for that shire. The Bega Valley, famous for its dairy industry, produced goods to the value of \$59 million with milk production not surprisingly contributing \$38 million, or 65% of this shire total.

In 2005-06, the Australian Capital Territory's agricultural production was valued at \$17 million with livestock products (includes wool and eggs) contributing \$7.6 million and livestock slaughterings \$5.1 million (includes slaughter of cattle, sheep and poultry). The value of fruit crops came in at \$600,000.

Sources:

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